

ORDINANCE NO. O2025-35

**AN ORDINANCE APPROVING SPECIAL USE PERMITS
AND A VARIANCE FOR A TRUCK AND CONSTRUCTION EQUIPMENT REPAIR SHOP
(3S286 TALBOT AVENUE)**

WHEREAS, the City is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City of Warrenville Zoning Ordinance, as amended ("**Zoning Ordinance**"), is codified as Title 10 of the Warrenville City Code ("**City Code**"); and

WHEREAS, Big Timber Farms, LLC, an Illinois limited liability company ("**Owner**"), is the owner of that certain real property commonly known as 3S286 Talbot Avenue, Warrenville, Illinois, and legally described on **Exhibit A** ("**Property**"); and

WHEREAS, the Property is located in the M-2 General Manufacturing District ("**M-2 District**") and is improved with a 10,365-square-foot industrial building ("**Industrial Building**") and parking lot, two vacant residential buildings, one accessory building, and related improvements; and

WHEREAS, the Owner proposes to use the Industrial Building on the Property for a truck repair shop and construction equipment shop ("**Proposed Uses**"); and

WHEREAS, pursuant to Table 3A of the Zoning Ordinance, the Proposed Uses may be approved as special uses in the M-2 District in accordance with Section 7C of the Zoning Ordinance; and

WHEREAS, pursuant to Table 5B of the Zoning Ordinance, the required front yard parking setback for the Property is 30 feet; and

WHEREAS, the Owner desires to reduce the front yard setback from 30 feet to 10 feet, in violation of Table 5B of the Zoning Ordinance; and

WHEREAS, in order to operate the Proposed Uses on the Property, pursuant to the applicable sections of the Zoning Ordinance and the City Code, the Owner filed an application with the City for approval of a special use permit to allow a truck repair shop and a special use permit to allow a heavy industrial use in the form of the construction equipment repair shop (collectively, the "**Special Use Permits**"), and a variance from Table 5B of the Zoning Ordinance to reduce the required front yard parking setback on the Property from 30 feet to 10 feet ("**Variance**"); and

WHEREAS, a public hearing by the Plan Commission / Zoning Board of Appeals ("**PC/ZBA**") to consider the Special Use Permits and Variance was duly published in the *Daily Herald* on April 9, 2025, and was opened on April 24, 2025 and continued to June 5, 2025, and July 24, 2025, during which hearing evidence and testimony was received by the PC/ZBA; and

WHEREAS, on July 24, 2025, the Plan Commission, having adopted Findings of Fact, Project Number VAR-2025-0013, recommended that the Mayor and the City Council approve the Special Use Permits and the Zoning Board of Appeals recommend that the Mayor and the City Council approve the Variance; and

WHEREAS, the Mayor and the City Council have determined, subject to and contingent upon the conditions, restrictions, and provisions of this Ordinance, that the Special Use Permits comply with the required standards for special uses as set forth in Section 7C of the Zoning Ordinance, and the Variance complies with the required standards for variances set forth in Table 7A of the Zoning Ordinance; and

WHEREAS, consistent with the PC/ZBA recommendations, and pursuant to the City's powers under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Special Use Permits and the Variance, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

SECTION 2: Approval of Special Use Permits. Subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in Section 4 of this Ordinance, the City Council approves the Special Use Permits to allow the Proposed Uses on the Property.

SECTION 3: Approval of Variance. In accordance with Section 7.A of the Zoning Ordinance, and subject to the conditions set forth in this Ordinance, the Variance is hereby approved.

SECTION 4: Conditions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the City Code, the Zoning Ordinance, or any other rights the Owner may have, the approvals granted in Sections 2 and 3 of this Ordinance are hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the "**Conditions**").

A. **Compliance with Law and Regulations.** The development, use, operation, and maintenance of the Property and the Proposed Uses must comply with all applicable City codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

B. **Compliance with Plans and Documents.** Except for minor changes and site work approved by the Director of Community and Economic Development in accordance with all applicable City standards, the development, use, operation, and maintenance of the Property and the Proposed Uses must comply with the following plans and documents ("collectively, the "**Plans**"):

1. The Fire Truck Turning Exhibit, consisting of two sheets, submitted to the City by IngenAE, LLC, a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit B ("Fire Truck Turning Exhibit")**;

2. The Soil Erosion Control Plan, consisting of one sheet, submitted to the City by IngenAE, a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit C**;

3. The Site Demolition Plan, consisting of one sheet, submitted to the City by IngenAE, LLC, a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit D**;

4. The Site Plan, consisting of one sheet, submitted to the City by IngenAE, a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit E (“Site Plan”)**;

5. The Site Grading and Utility Plan, consisting of one sheet, submitted to the City by IngenAE, LLC, a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit F**;

6. The Site Lighting Plan, consisting of one sheet, submitted to the City by IngenAE, LLC, a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit G**;

7. The Site Landscape Plan, consisting of one sheet, submitted to the City by IngenAE, LLC, a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit H**; and

8. The Floor Plan and Elevations, consisting of three sheets, submitted to the City by Jakl Brandeis Architects, Ltd., a copy of which is attached to, and by this reference, made a part of, this Ordinance as **Exhibit I**.

C. Proposed Fence. The proposed fence on the Property must be an eight-foot-tall, white, vinyl fence, consistent with fences of newer developments in the area.

D. Landscape Islands. The Owner must plant one shade tree in each proposed parking lot landscape island and revise the Landscape Plan accordingly.

E. Outdoor Storage. The Owner may not maintain outdoor storage on the Property unless it obtains an outdoor storage special use permit from the City.

F. Truck and Equipment Parking. Truck and equipment parking must be confined to the eight truck spaces north of the Industrial Building as shown on the Site Plan.

G. Development Agreement. The Owner must enter into a development agreement with the City regarding timelines for inspection and the adaptive reuse or demolition of the existing vacant residential buildings (“**Vacant Buildings**”) on the Property, in a form prepared by and acceptable to the City Attorney and staff and approved by City Council (“**Development Agreement**”) before any building permits will be issued for the Proposed Uses.

H. Vacant Buildings. The Vacant Buildings on the Property are subject to the following conditions:

1. Both Vacant Buildings must be properly boarded and secured with locks;
2. The parking of vehicles or equipment and the maintenance of outdoor storage of materials is prohibited at both Vacant Buildings;
3. The uses of the Vacant Buildings must be in accordance with the

Development Agreement;

4. The Owner must remove the existing refuse near the vacant residential building located at the north end of the Property; and

5. The City may inspect the Vacant Buildings in accordance with standard Code Enforcement policies and the Development Agreement.

I. Site Lighting. Site lighting must be reduced to minimum security lighting, either by timer or motion sensor, when the Proposed Uses are not in operation.

J. Industrial Building Sprinkler. The Owner must submit plans for and install a sprinkler system in the Industrial Building, which plans will be reviewed through the City's building permit process.

K. Engineering Review Memo. The Owner must comply with the review comments set forth in the Engineering Review Memorandum, prepared by Assistant Community Development Director Kristine Hocking, and dated July 15, 2025, a copy of which is attached to this Ordinance as **Exhibit J**.

SECTION 5: Invalidation of Approvals. Upon the failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections 2 and 3 of this Ordinance (collectively, the "**Approvals**") may, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the Approvals unless it first provides the Owner two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, the City Administrator and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 6: Recordation and Binding Effect. A copy of this Ordinance must be recorded in the Office of the DuPage County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are binding upon, the Owner, and its personal representatives, successors, and assigns, including, without limitation, subsequent purchasers or lessees of the Property.

SECTION 7: Amendments. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance and the City Code, as applicable to the affected items of relief, except as otherwise specifically authorized in this Ordinance.

SECTION 8: Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council by a majority vote in the manner required by law;
2. Publication in pamphlet form in the manner required by law;

3. The filing by the Owner with the City Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit K** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance;

4. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the Recorder of DuPage County;

B. In the event that the Owner does not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 8.A.3 of this Ordinance within 90 days after the passage of this Ordinance by the Mayor and City Council, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED THIS _____ day of _____, 2025.

APPROVED THIS _____ day of _____, 2025.

VOTES: AYES _____ NAYS _____ ABSENT _____ ABSTAIN _____

MAYOR

ATTEST:

CITY CLERK

EXHIBITS

Exhibit A – Legal Description of the Property

Exhibit B – Fire Truck Turning Exhibit

Exhibit C – Soil Erosion Control Plan

Exhibit D – Site Demolition Plan

Exhibit E – Site Plan

Exhibit F – Site Grading and Utility Plan

Exhibit G – Site Lighting Plan

Exhibit H – Site Landscape Plan

Exhibit I – Floor Plan and Elevations

EXHIBIT J – Engineering and Review Memo

Exhibit K – Unconditional Agreement and Consent

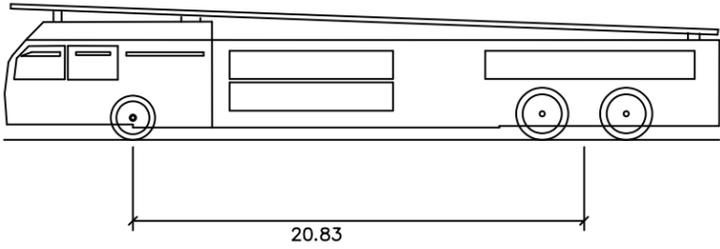
EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCELS 4, 5, AND 6 IN TUCKER'S SUBDIVISION OF THAT PART OF THE NORTHEAST $\frac{1}{4}$ AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH ON QUARTER LINE 16.14 CHAINS; THENCE SOUTH 81 DEGREES EAST 5.68 CHAINS; THENCE SOUTH 7 DEGREES WEST 87 LINKS FOR A PACE OF BEGINNING; THENCE SOUTH 7 DEGREES WEST 15.91 CHAINS TO CENTER OF WARRENVILLE ROAD AND BIG WOODS ROAD; THENCE SOUTH 89 DEGREES WEST ALONG CENTER OF SAID ROAD 4.91 CHAINS TO THE EAST LINE OF LANDS OF THE ELGIN JOLIET AND EASTERN RAILROAD COMPANY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID RAILROAD LAND AND PARALLEL WITH THE CURVED LINE OF SAID RAILROAD TRACKS 17.80 CHAINS TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH THE WESTERLY 179.78 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF THE NORTH $\frac{1}{2}$ OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE ELGIN JOLIET AND EASTERN RAILROAD, WEST OF THE WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, A SUBDIVISION IN SAID SECTION 33 AND SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD, AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 03, 2023 AS DOCUMENT NO. R2023-041604, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number: 04-33-203-010

EXHIBIT B
FIRE TRUCK TURNING EXHIBIT



E-ONE HP/HPS100 PLATFORM 425

Wheelbase	20.83 ft
Steering Cramp Angle	42 Deg.
Tire Curb Clearance Radius	37.00 ft
Bumper Swing Clearance Radius	41.58 ft
Platform Clearance Radius	43.67 ft

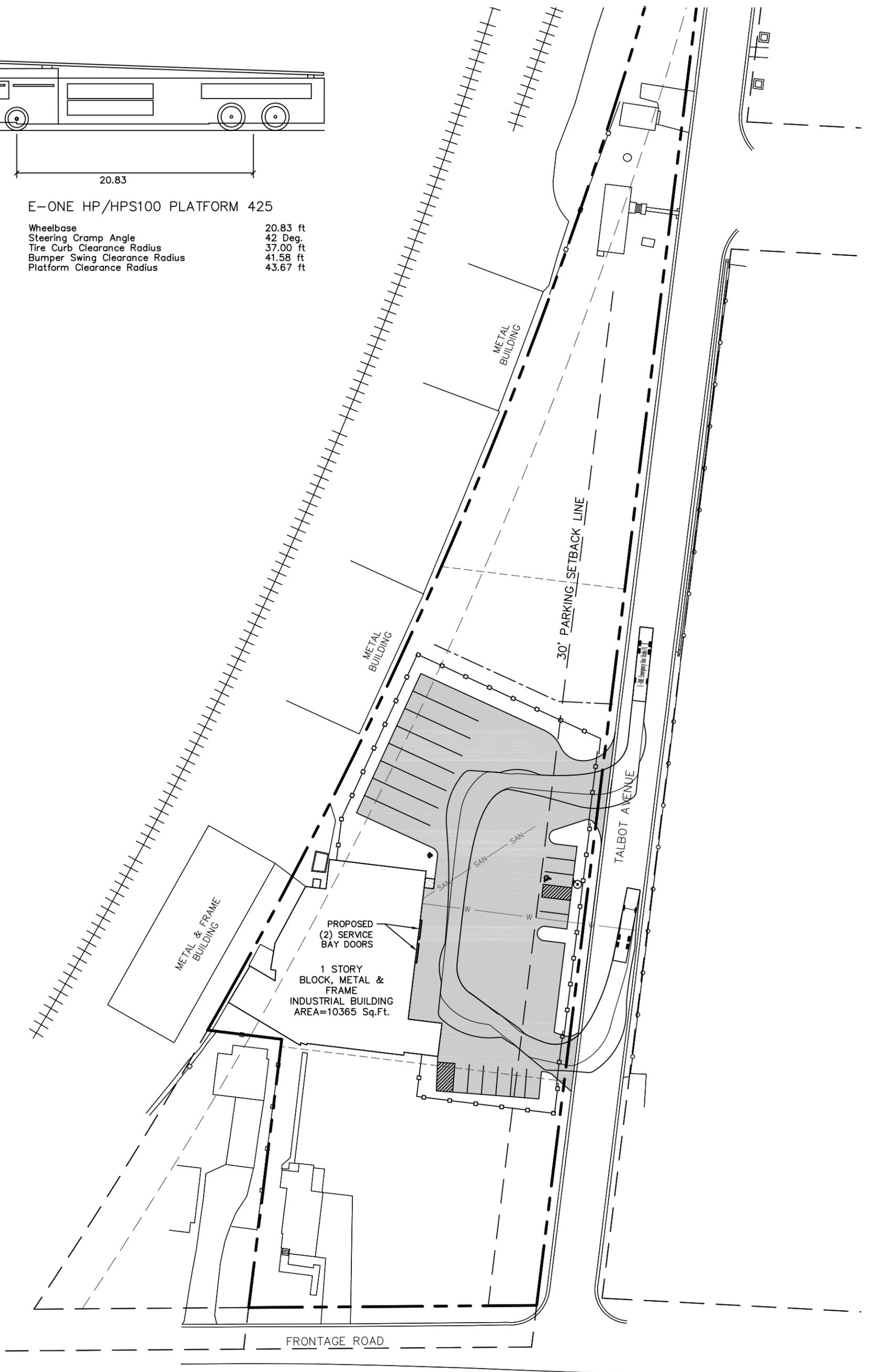
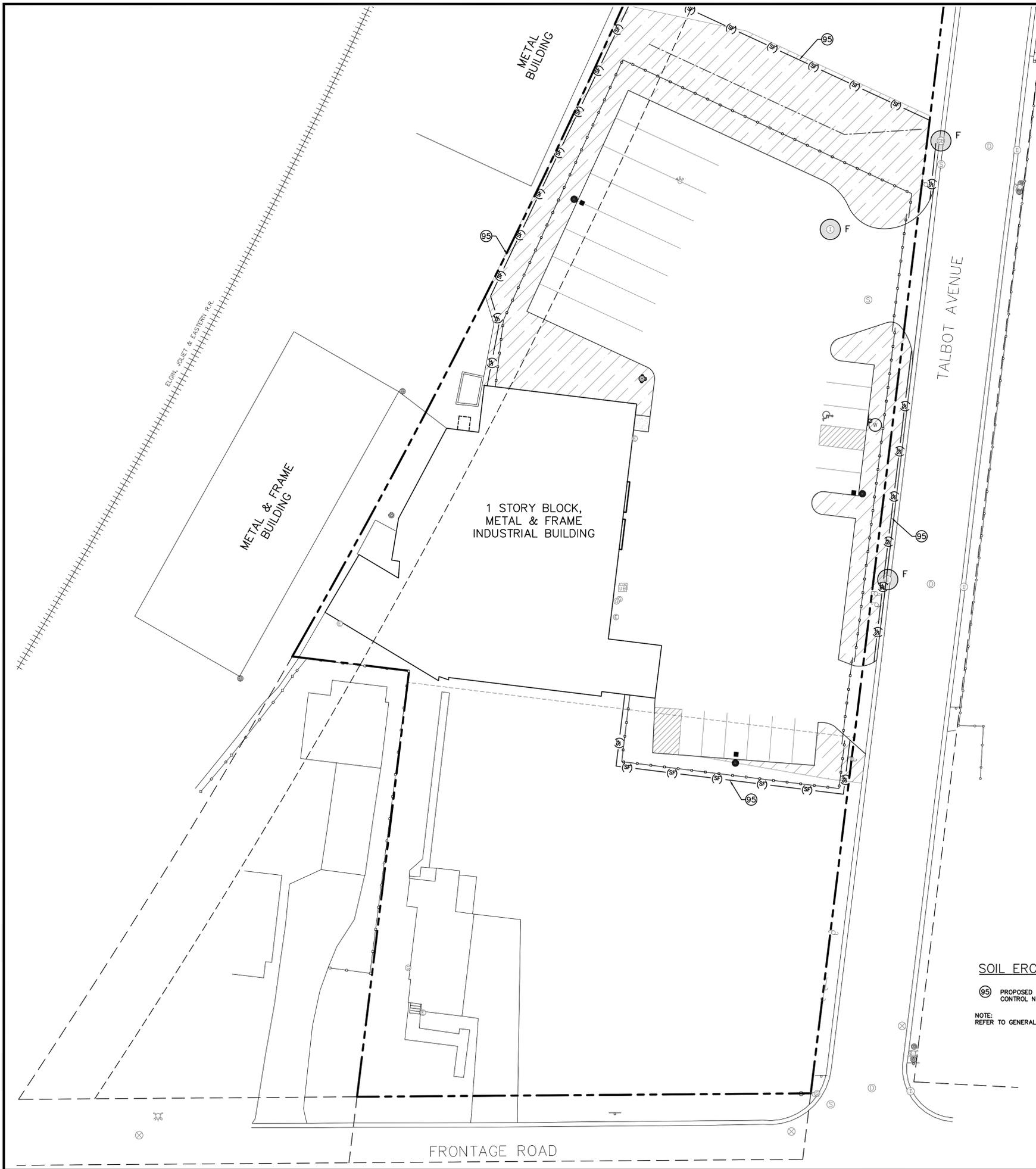


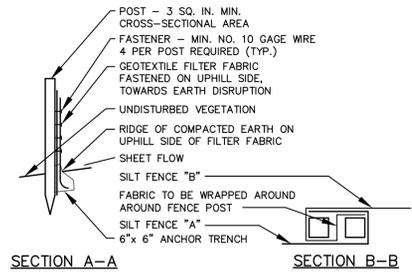
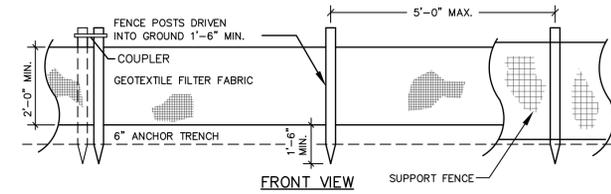
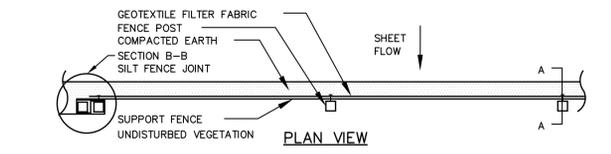
EXHIBIT C

SOIL EROSION CONTROL PLAN



STANDARD CITY OF WARRENVILLE EROSION CONTROL NOTES

- Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed. All runoff from disturbed areas shall be filtered by silt fence. In addition to silt fence, disturbed areas draining more than one acre but fewer than five acres shall incorporate a temporary sediment trap at the outfall and disturbed areas draining more than five acres shall incorporate a temporary sediment basin at the outfall.
- If a stockpile is to remain in place for more than three days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than 7 days, it shall be protected with temporary seeding.
- All flared end sections shall be protected by sediment traps and/or perforated riser pipes until ground cover has been established. Filter fabric or filter baskets shall be installed under all inlet and catch basin grates and shall be maintained until ground cover has been established.
- Water pumped from the site shall be filtered through the use of a silt bag on the end of the discharge hose.
- A specific area shall be designated as a concrete wash location and shall be surrounded by silt fence.
- All soil, mud and construction debris washed, tracked or otherwise deposited on street pavement shall be removed immediately and a wash-down facility shall be provided for all construction vehicles leaving the site.
- Vehicular access to the site shall be restricted to a temporary gravel construction entrance. The temporary construction entrance shall be installed before the start of construction and shall remain in place until the permanent driveway is installed.
- Seed with mulch or erosion blanket, or sod, shall be placed on all disturbed areas within 7 days of top soil placement and final grading. Silt fence shall remain in place until a healthy stand of grass has been established.



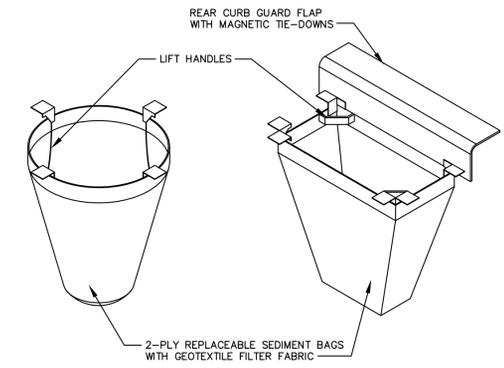
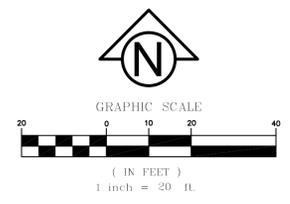
SILT FENCE DETAIL
 SCALE: N.T.S.

EROSION CONTROL LEGEND

- F FABRIC DROP INLET PROTECTION (TO BE REMOVED AFTER CONSTRUCTION)
- (SF) - SILT FENCE (SEDIMENT FENCE)
- CULVERT INLET PROTECTION
- PROPOSED AREA TO BE GRADED AND SEEDED

SOIL EROSION CONTROL KEYNOTES

- 95 PROPOSED SILT FENCE FOR EROSION CONTROL; REFER TO SOIL EROSION CONTROL NOTES AND DETAILS
- NOTE: REFER TO GENERAL NOTES & SOIL EROSION CONTROL DETAILS FOR MORE INFORMATION.



NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL STORM STRUCTURES. SEE SITE UTILITY PLAN FOR SIZE AND SHAPE OF CASTINGS OR AS DETERMINED BY ACTUAL AS BUILT CONDITIONS. INLET FILTER TO BE SIMILAR TO "FLEXSTORM INLET FILTERS" AS MANUFACTURED BY INLET & PIPE PROTECTION, INC. (847-228-3884). CONTACT MANUFACTURER FOR PROPER INSTALLATION AND MAINTENANCE.

TEMPORARY INLET SEDIMENT FILTER
 SCALE: N.T.S.

IngenAE
 301 N. Main Street, Suite B
 South Bend, IN 46601
 www.ingenae.com

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
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Project Name & Location:
TRUCK SERVICE
 3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

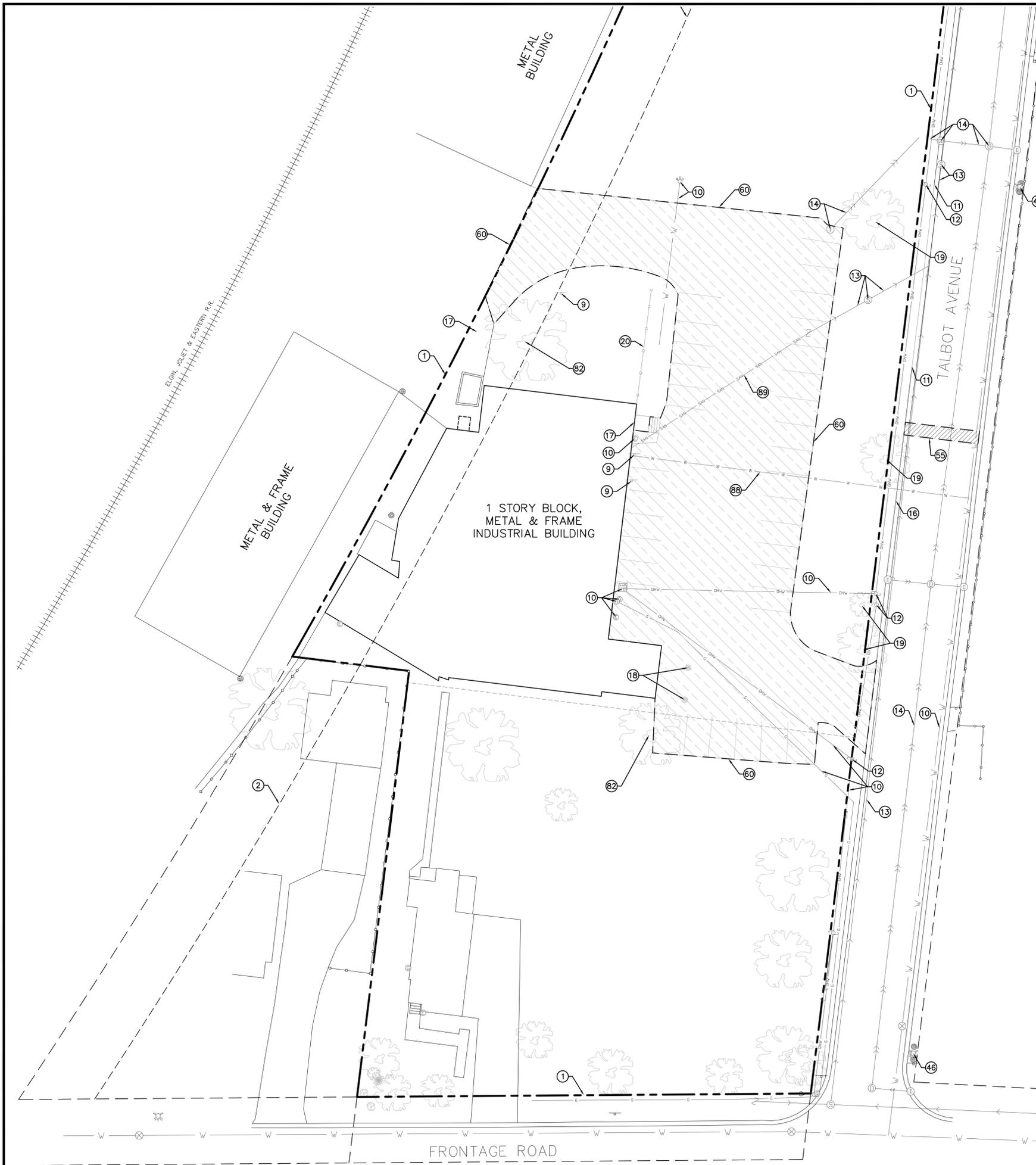
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Drawing Name:
SOIL EROSION CONTROL PLAN

Date:	07/02/2025	Project No.:	MRM001-D25
Type:	SITE	Drawing No.:	C.6
Drawn By:	DPW	Approved By:	RAV
Scale:	AS NOTED		

EXHIBIT D
SITE DEMOLITION PLAN



LEGEND

SAWCUT AND REMOVE ALL EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, FULL DEPTH AND WASTE OFF-SITE UNLESS OTHERWISE NOTED

SAWCUT LINE / REMOVAL LIMITS

SITE DEMOLITION KEYNOTES

- ① EXISTING PROPERTY/BOUNDARY LINE
- ② 25' EASEMENT PER DOCUMENT #R67-35169
- ⑨ EXISTING SIGN TO BE REMOVED
- ⑩ ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED
- ⑪ PORTION OF EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
- ⑫ EXISTING UTILITY POLE TO REMAIN
- ⑬ ALL EXISTING SANITARY STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- ⑭ ALL EXISTING STORM STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- ⑮ EXISTING CURB & GUTTER TO REMAIN
- ⑰ EXISTING CONCRETE STAIRS AND HANDRAILS TO BE REMOVED; EXISTING CONCRETE PAD (TOP OF STAIRS) AND AWNING TO REMAIN
- ⑱ EXISTING COLUMNS TO BE REMOVED AND WASTED OFF-SITE; REFER TO ARCHITECTURAL PLANS
- ⑲ EXISTING TREE TO BE REMOVED
- ⑳ EXISTING WOOD FENCE TO BE REMOVED
- ⑤⑤ REMOVAL & REPLACEMENT OF EXISTING PAVEMENT & CURB & GUTTER FOR PROPOSED WATER SERVICE CONNECTION; ALL REPLACEMENT CONSTRUCTION SHALL BE PER CITY OF WARRENVILLE CONSTRUCTION STANDARD AND SPECIFICATIONS; MATCH EXISTING PAVEMENT GRADES; ALL WORK SHALL BE VERIFIED & COORDINATED WITH MUNICIPALITY AND/OR UTILITY COMPANIES
- ⑥① PROPOSED SAWCUT LINE/ REMOVAL LIMITS (TYP.)
- ⑥② EXISTING TREE TO REMAIN; PROTECT IN PLACE
- ⑥⑧ APPROXIMATE LOCATION OF EXISTING POTABLE WATER SERVICE
- ⑥⑨ APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE

REMOVE AND REPLACE (IF REQUIRED) DEAD TREES ALONG TALBOT AVE.

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
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Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

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Drawing Name: SITE DEMOLITION PLAN	
Date: 07/02/2025	Project No. MRM001-D25
Type: SITE	Drawing No. C.7
Drawn By: DPW	
Approved By: RAV	
Scale: AS NOTED	

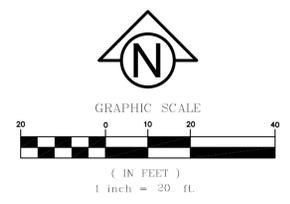


EXHIBIT E
SITE PLAN



LEGEND

PROPOSED PAVEMENT; REFER TO SITE INFORMATION AND GENERAL DETAILS FOR PAVEMENT SECTION (Sn=2.8)

PARKING TABLE		
DESIGN VEHICLE	PARKING SPACE DIMENSIONS	TOTAL COUNT
SU-40 SINGLE UNIT TRUCK	12' x 45'	8
STANDARD PASSENGER VEHICLE	8.5' x 18'	11*

* REQUIRED: 1 PARKING SPACE PER EMPLOYEE; 2 PARKING SPACES PER SERVICE BAY

- SITE KEYNOTES**
- ① EXISTING PROPERTY/BOUNDARY LINE
 - ② 25' EASEMENT PER DOCUMENT #R67-35169
 - ⑩ ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED
 - ⑪ PORTION OF EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
 - ⑫ EXISTING UTILITY POLE TO REMAIN
 - ⑬ ALL EXISTING SANITARY STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
 - ⑭ ALL EXISTING STORM STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
 - ⑮ EXISTING CURB & GUTTER TO REMAIN
 - ⑯ (1) BARRIER FREE PARKING SPACES (TYP.); REFER TO GENERAL NOTES & DETAILS
 - ⑰ PROPOSED BUILDING EXIT
 - ⑱ PROPOSED FIRE HYDRANT PER CITY OF WARRENVILLE STANDARDS AND SPECIFICATIONS
 - ⑲ PROPOSED PAVEMENT MARKINGS (TYP.)
 - ⑳ PROPOSED NUMBER OF PARKING SPACES IN PARKING ROW COUNT (TYP.)
 - ㉑ PROPOSED PAVEMENT AREA
 - ㉒ PROPOSED 8 FT HIGH CHAINLINK SECURITY FENCE WITH OPAQUE SCREENING
 - ㉓ SAWCUT EXISTING CURB FOR PROPOSED CURB CUT; EXISTING GUTTER TO REMAIN
 - ㉔ PROPOSED LANDSCAPE AREA (TYP.); REFER TO LANDSCAPE PLAN
 - ㉕ PROPOSED PARKING LOT LIGHT FIXTURE; REFER TO SITE LIGHTING PLAN
 - ㉖ EXISTING FIRE HYDRANT TO REMAIN
 - ㉗ PROPOSED MECHANICAL SLIDING GATE
 - ㉘ PROPOSED KNOX BOX (FIRE DEPT.) ATTACHED TO PROPOSED GATE
 - ㉙ APPROXIMATE LOCATION OF EXISTING POTABLE WATER SERVICE
 - ㉚ APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE

IngenAE

301 N. Main Street, Suite B
South Bend, IN 46601
www.ingenae.com

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
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Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

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Drawing Name:
SITE PLAN

Date: 07/02/2025 Project No. MRM001-D25
Type: SITE Drawing No. C.8
Drawn By: DPW
Approved By: RAV
Scale: AS NOTED

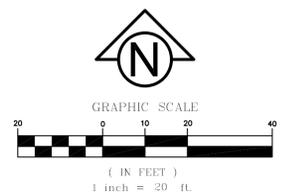
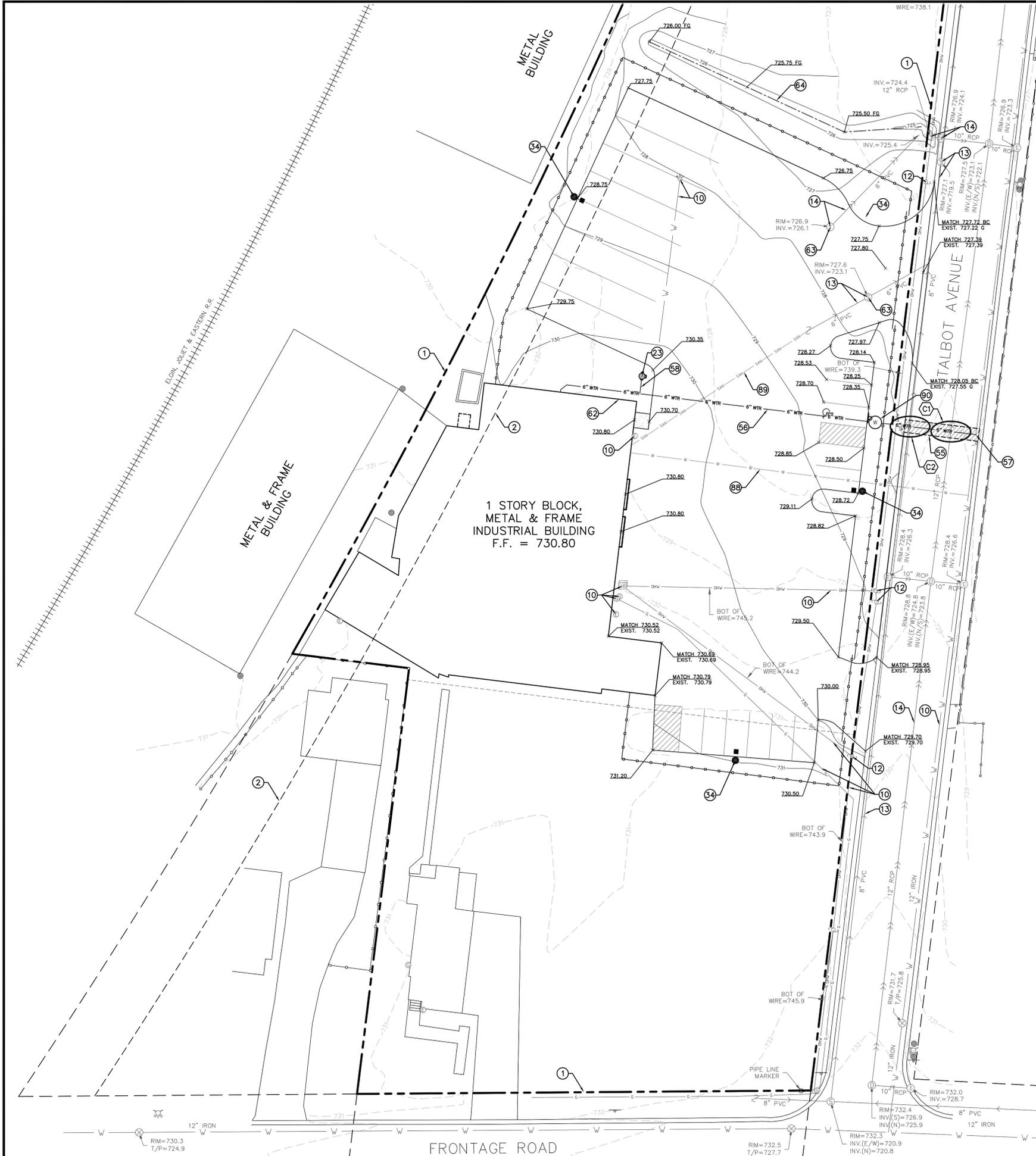


EXHIBIT F

SITE GRADING AND UTILITY PLAN



- * UTILITY CROSSINGS**
- (C1) STORM OVER WATER
B.O.P. 12" STM = ±723.22
T.O.P. 6" WTR = ±721.72
 - (C2) WATER OVER SANITARY
B.O.P. 6" WTR = ±722.33
T.O.P. 8" SAN = ±720.57

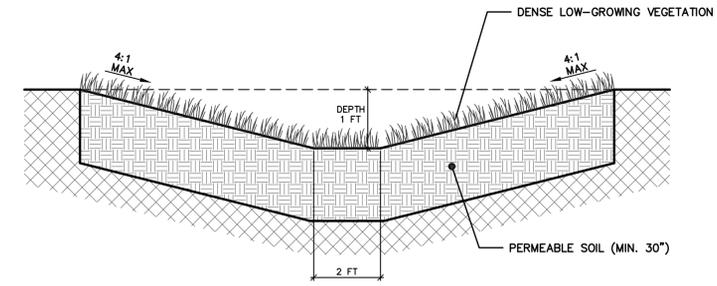
* SEE STANDARD WATER DETAILS & GENERAL NOTES FOR PIPE CLEARANCE AND CASING REQUIREMENTS

AREA CHANGED FROM PERVIOUS TO IMPERVIOUS AREAS ±8,586 SFT
 AREA CHANGED FROM IMPERVIOUS TO PERVIOUS AREAS ±835 SFT
 NET NEW IMPERVIOUS AREA ±7,751 SFT

- LEGEND**
- 728 --- EXISTING CONTOUR LINE
 - 728 --- PROPOSED CONTOUR LINE
 - X 728.00 EXISTING SPOT ELEVATION
 - X 728.00 PROPOSED SPOT ELEVATION AT PAVEMENT
 - X 728.00 FG PROPOSED SPOT ELEVATION AT FINISH GRADE
 - X 728.00 BC PROPOSED SPOT ELEVATION AT BACK OF CURB
 - X 728.00 C PROPOSED SPOT ELEVATION AT TOP OF CONCRETE
 - X 728.00 G PROPOSED SPOT ELEVATION AT GUTTER
 - X 728.00 MATCH PROPOSED SPOT ELEVATION TO MATCH EXISTING SPOT ELEVATION

GRADING AND UTILITY KEYNOTES

- (1) EXISTING PROPERTY/BOUNDARY LINE
- (2) 25' EASEMENT PER DOCUMENT #R67-35169
- (10) ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED
- (12) EXISTING UTILITY POLE TO REMAIN
- (13) ALL EXISTING SANITARY STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- (14) ALL EXISTING STORM STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- (25) PROPOSED FIRE HYDRANT
- (34) PROPOSED PARKING LOT LIGHT FIXTURE; REFER TO SITE LIGHTING PLAN
- (55) REMOVAL & REPLACEMENT OF EXISTING PAVEMENT & CURB & GUTTER FOR PROPOSED WATER SERVICE CONNECTION; ALL REPLACEMENT CONSTRUCTION SHALL BE PER CITY OF WARRENVILLE CONSTRUCTION STANDARD AND SPECIFICATIONS; MATCH EXISTING PAVEMENT GRADES; ALL WORK SHALL BE VERIFIED & COORDINATED WITH MUNICIPALITY AND/OR UTILITY COMPANIES
- (56) ±172 LFT - 6" WATER LINE FOR FIRE SUPPRESSION SYSTEM
- (57) CONNECT PROPOSED 6" FIRE SERVICE TO 8" WATER MAIN UTILIZING A 6"x8" PRESSURE TAPPING SLEEVE & 6" GATE VALVE W/ VALVE BOX; FIELD VERIFY CONNECTION LOCATION; VERIFY WORK W/ MUNICIPALITY AND/OR UTILITY/WATER COMPANIES; REPAIR/REPLACE ANY DAMAGED IMPROVEMENTS IN KIND AS REQUIRED
- (58) ±7 LFT - 6" WATER LINE FOR FIRE HYDRANT CONNECTION
- (62) PROPOSED EXTERIOR WALL MOUNTED FIRE DEPARTMENT CONNECTION; REFER TO ARCHITECTURAL PLANS
- (63) ADJUST EXISTING CASTINGS AS REQUIRED
- (64) PROPOSED VEGETATIVE SWALE (BMP); REFER TO DETAIL
- (68) APPROXIMATE LOCATION OF EXISTING POTABLE WATER SERVICE
- (69) APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE
- (90) PROPOSED TYPE A 4' DIA. VALVE VAULT PER IDOT STANDARD DETAIL 602501-06



VEGETATIVE SWALE DETAIL
 NOT TO SCALE

PCBMP VOLUME
 (1.25 IN) x (8,586 SFT) = 895 CFT REQUIRED
 (80 FT) x (6 SFT + 25 SFT x 0.36) = 1,200 CFT PROVIDED

Submissions / Revisions: Date:

1	ISSUED FOR MUNICIPAL REVIEW	04/30/25
2	ISSUED FOR MUNICIPAL REVIEW	07/02/25
3		
4		
5		
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11		
12		
13		

Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

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Drawing Name:

SITE GRADING AND UTILITY PLAN

Date:	07/02/2025	Project No.	MRM001-D25
Type:	SITE	Drawing No.	C.9
Drawn By:	DPW		
Approved By:	RAV		
Scale:	AS NOTED		

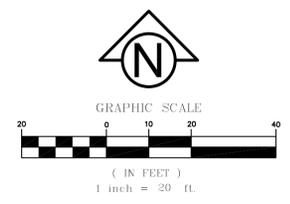
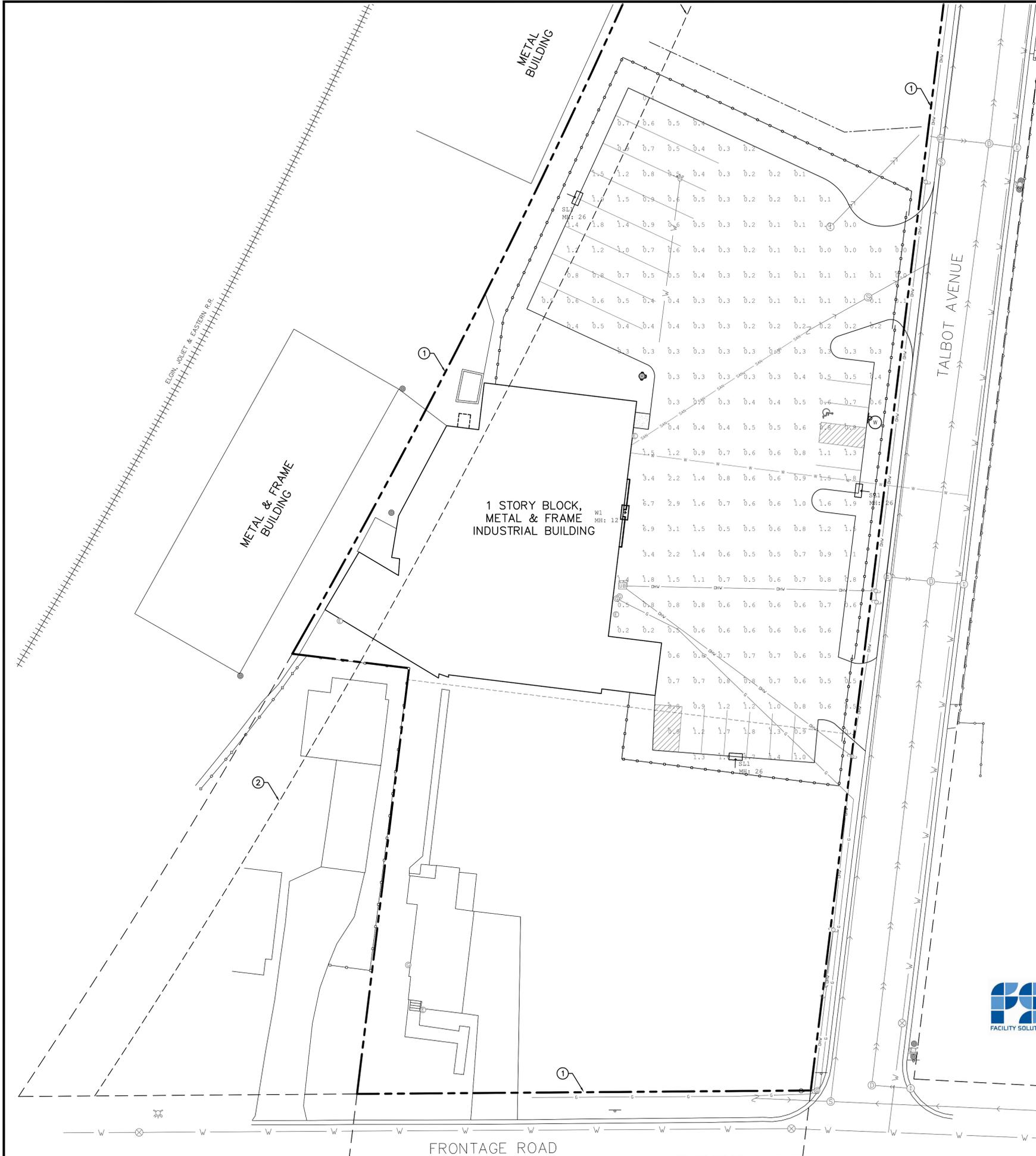
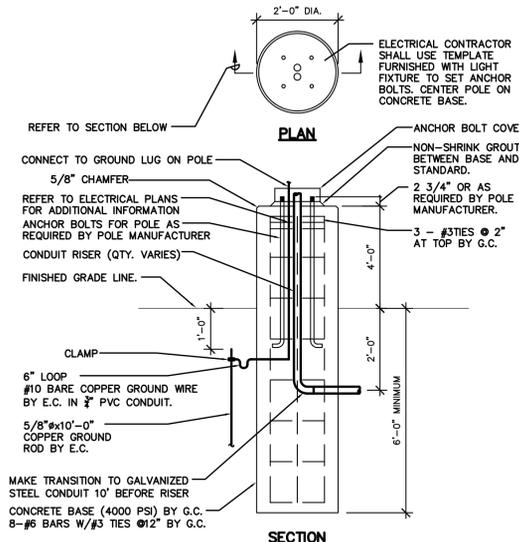


EXHIBIT G
SITE LIGHTING PLAN

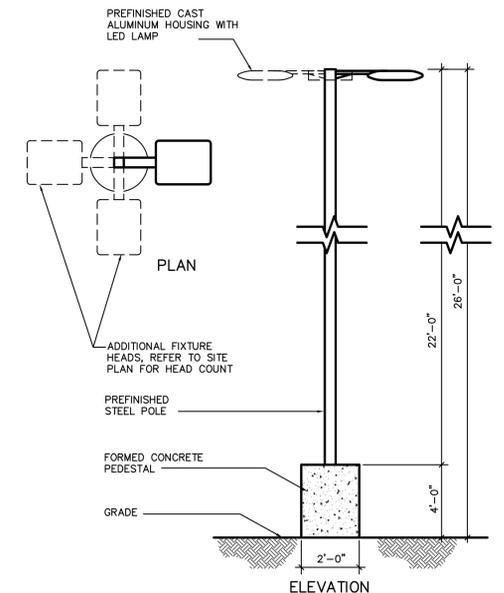


SITE KEYNOTES

- ① EXISTING PROPERTY/BOUNDARY LINE
- ② 25' EASEMENT PER DOCUMENT #R67-35169



LIGHT POLE BASE DETAIL
SCALE: N.T.S.



NOTE: CONDUIT REQUIRED FOR ELECTRIC SERVICE TO POLE. REFER TO SITE PLAN AND/OR SITE LIGHTING PLAN FOR ADDITIONAL INFORMATION. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND LIGHTING SPECIFICATIONS.

26' PARKING LOT LIGHT FIXTURE
SCALE: N.T.S.

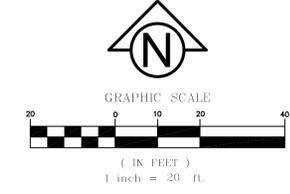
Symbol	Qty	Label	Arrangement	Description	Tag	BUG Rating
□	1	W1	Single	RSX1 LED P1 40K R4 WALL MOUNT	B1-U0-G2	
□	3	SL1	Single	RSX1 LED P1 40K R4 POLE MOUNT	B1-U0-G2	

Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING AREA		Fc	0.73	6.9	0.0	N/A

WARRENVILLE, IL LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

Drawn By: JJM
 Checked By: _____
 Date: 6/25/2025



Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
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Project Name & Location:
TRUCK SERVICE
 3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

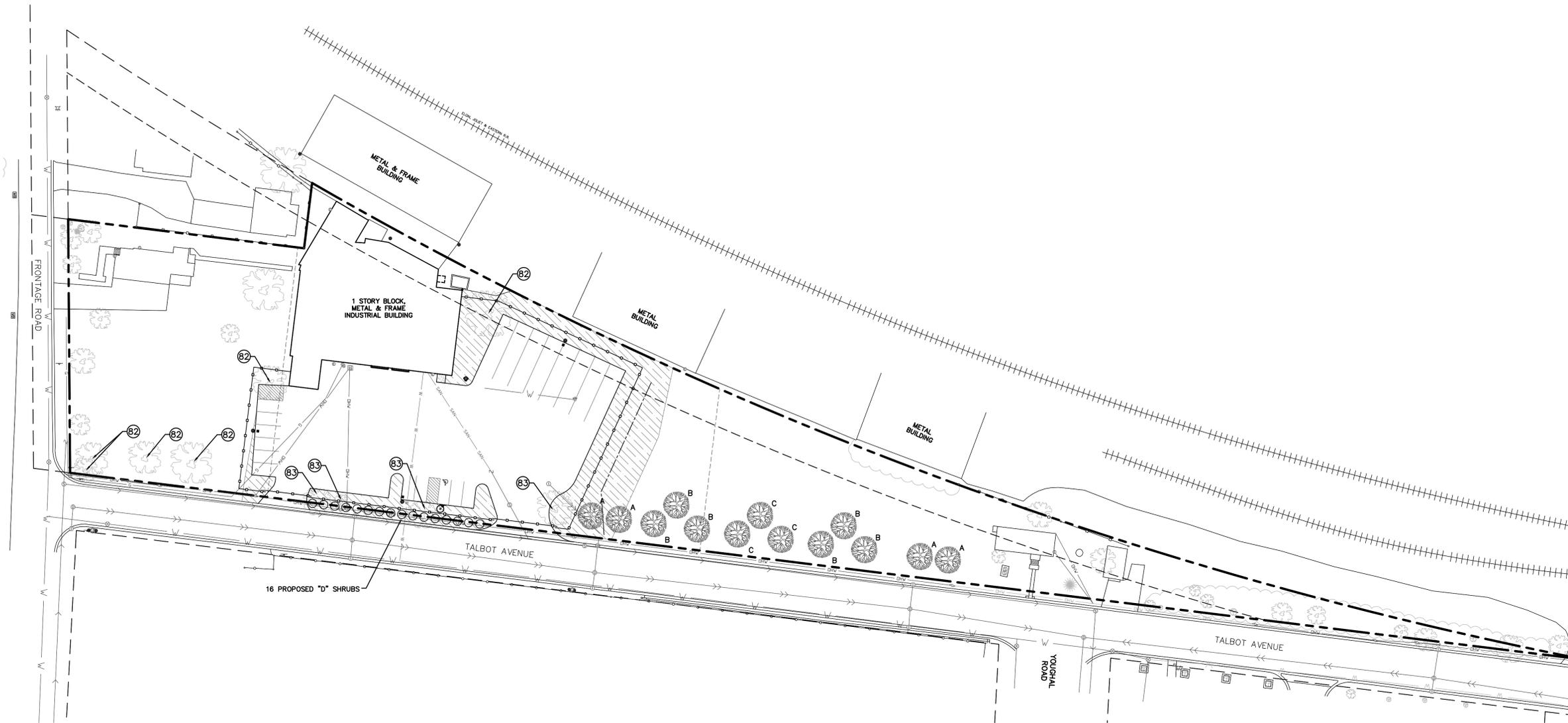
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Drawing Name:
SITE LIGHTING PLAN

Date:	07/02/2025	Project No.	MRM001-D25
Type:	SITE	Drawing No.	C.12
Drawn By:	DPW		
Approved By:	RAV		
Scale:	AS NOTED		

EXHIBIT H
SITE LANDSCAPE PLAN



16 PROPOSED "D" SHRUBS

LANDSCAPE MAINTENANCE SCHEDULE

MAINTENANCE OPERATION ("INCLUDES DEBRIS DISPOSAL)		APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
TURF	MOW AND TRIM	X	X	X	X	X	X	X	X				
	EDGE CURB AND WALKS	X	X	X	X	X	X	X	X				
	PRE-EMERGENT WEED CONTROL (CRABGRASS)	X	X										
	POST-EMERGENT (BROADLEAF)	X	X	X	X	X	X	X	X				
	FERTILIZE	X		X			X						
	LEAF REMOVAL (FALL*)								X	X			
GENERAL MAINTENANCE								X					
EDGE RINGS AND CULTIVATE	X				X								
PRUNE TREES									X	X	X		
TREES	PRE-EMERGENT WEED CONTROL	X		X									
	POST-EMERGENT WEED CONTROL	X	X	X	X	X	X	X					
	FERTILIZE TREES (ORNAMENTAL/EVERGREENS)						X						
MULCH REJUVENATION - TREE RINGS	X					X							
GENERAL MAINTENANCE	SPRING CLEAN-UP*	X											
	INSPECT BEDS FOR INVASIVE OR VOLUNTEER PLANTS. REMOVE AS	X		X		X		X					
	SWEEP ALL PAVED PATHS (WEEKLY)	X	X	X	X	X	X	X					
	INSPECT GROUNDS WEEKLY	X	X	X	X	X	X	X					
	DORMANT PRUNING 3 YEAR PROGRAM (SHADE TREES)											X	
	DORMANT PRUNING 3 YEAR PROGRAM (ORNAMENTAL/SHRUBS)											X	

PLANTING SCHEDULE

MARK	NO.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
A	4	ACER RUBRUM " RED SUNSET "	" RED MAPLE " (TREE FORM)	3" CALIPER MIN.	B & B
B	6	ACER SACCHARUM " LEGACY "	" SUGAR MAPLE "	3" CALIPER MIN.	B & B
C	3	GINKO BILOBA (MALE)	" PRINCETON SENTRY GINKO "	3" CALIPER MIN.	B & B
D	16	THUJA OCCIDENTALIS " EMERALD GREEN "	" EMERALD GREEN ARBORVITAE "	24" MIN. HT.	B & B

NOTE:
ALL PLANT MATERIALS ARE TO BE FREE OF DISEASE AND INSECTS AND ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.

REMOVE AND REPLACE (IF REQUIRED)
DEAD TREES ALONG TALBOT AVE

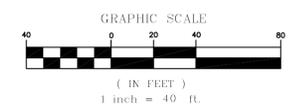
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES / RIGHT-OF WAY LANDSCAPING 1 TREE PER 40 LINEAR FT (1088 FT)	28	28 TREES (15 EXISTING TREES) (13 PROPOSED TREES)

LEGEND

- PROPOSED AREA TO BE GRADED AND SEEDED
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- EXISTING TREE

LANDSCAPE KEYNOTES

- 81 PROPOSED LANDSCAPE AREA TO RECEIVE SHRUBS/PLANTINGS, MULCH & EDGING
- 82 EXISTING TREE TO REMAIN; PROTECT IN PLACE
- 83 EXISTING TREE TO BE REMOVED



Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
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Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

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Drawing Name:

SITE
LANDSCAPE
PLAN

Date: 07/02/2025 Project No. MRM001-D25

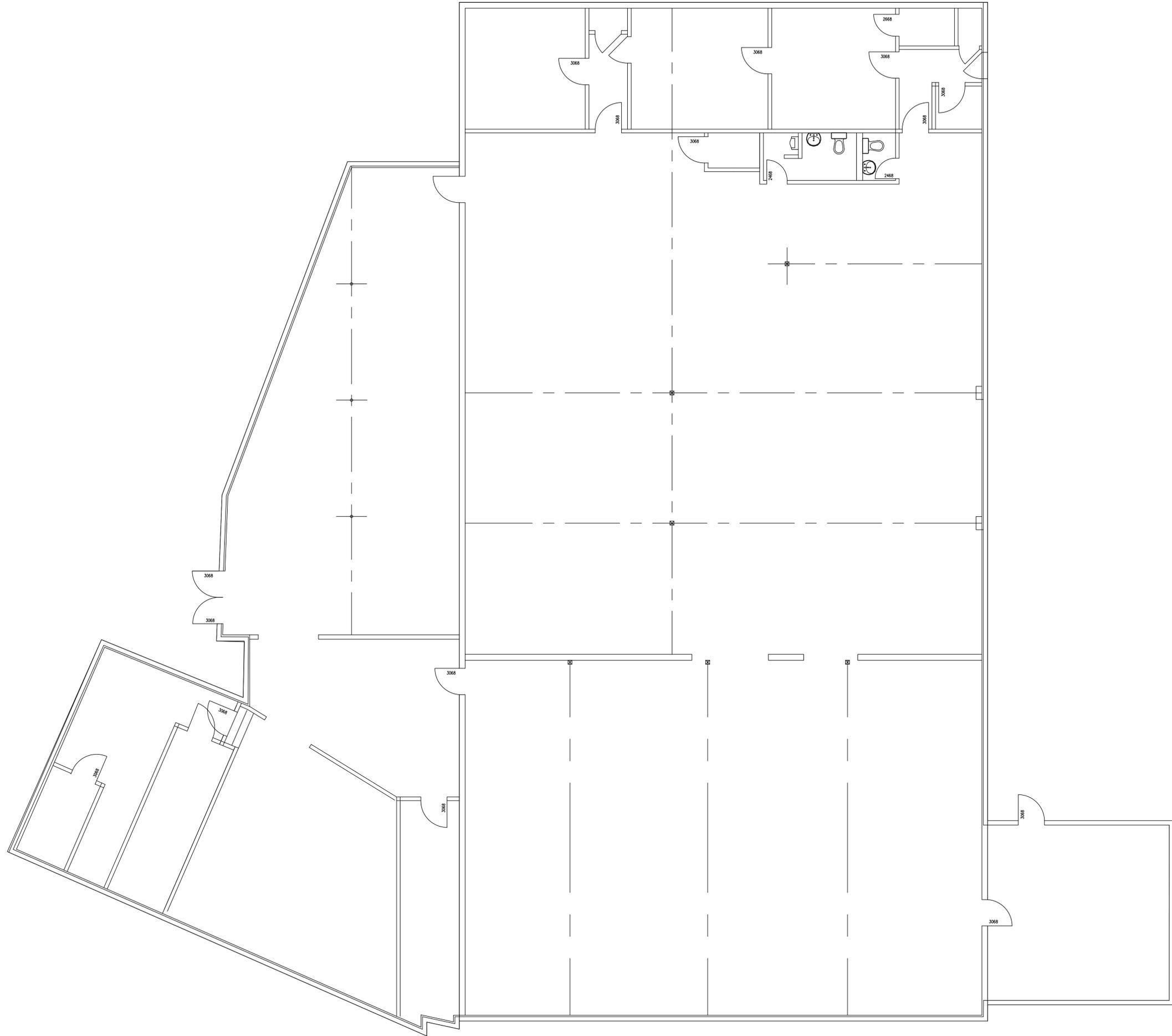
Type: SITE Drawing No.

Drawn By: DPW C.13

Approved By: RAV

Scale: AS NOTED

EXHIBIT I
FLOOR PLAN AND ELEVATIONS



EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"

Sheet No.

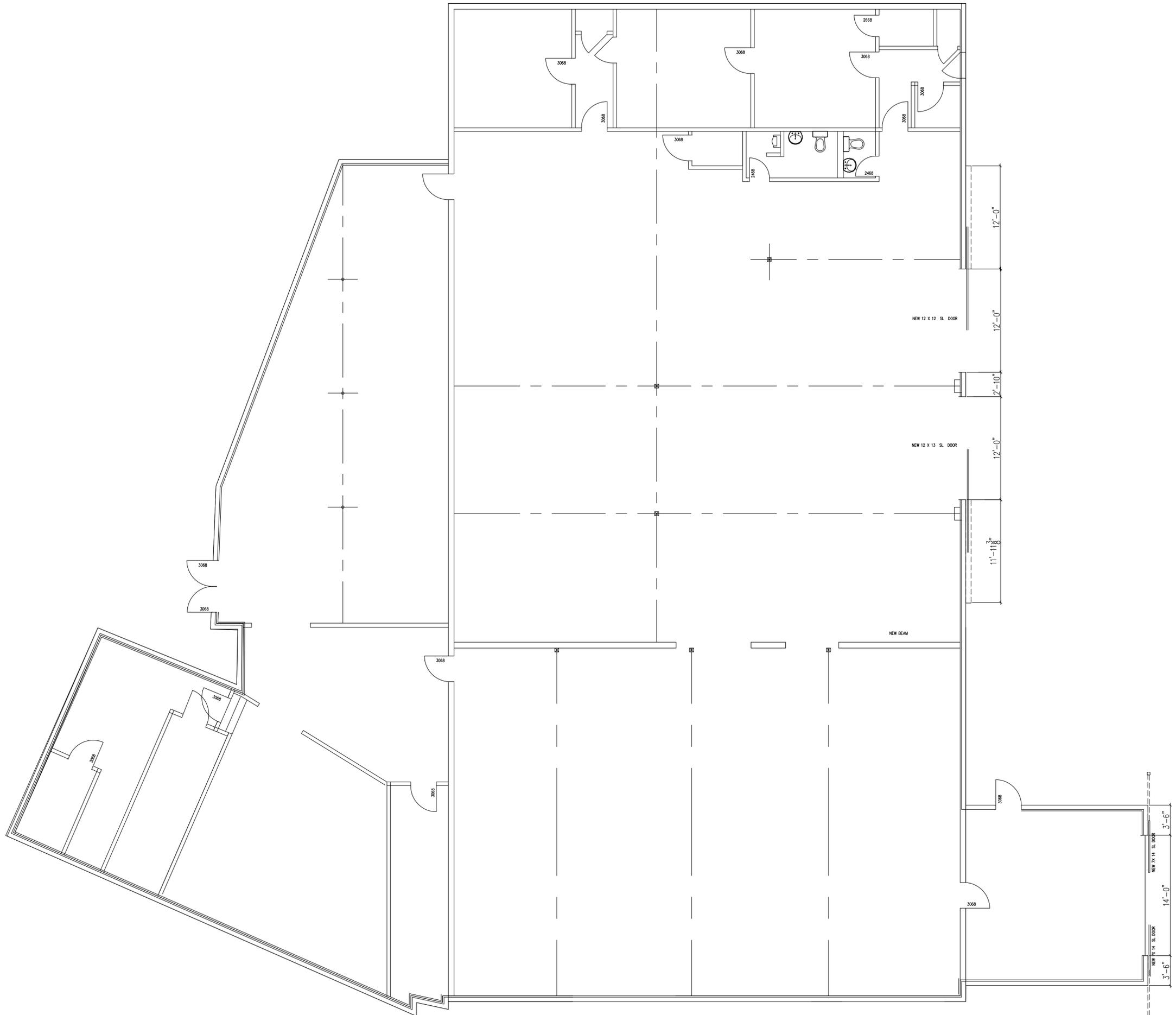
A-1
1 of

INTERIOR REMODEL
35286 TALBOT AVE
WARRENVILLE, ILLINOIS

JAKL BRANDEIS ARCHITECTS LTD.
1800 W. HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH. (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
PRELIMINARY	01-29-25
FOR PERMIT	
CODE REVISION	
CODE REVISION	





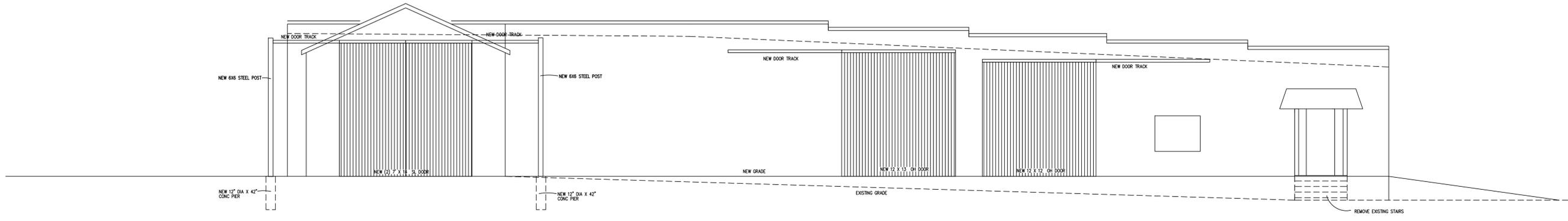
PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"

ISSUE	DATE
PRELIMINARY	01-29-25
FOR PERMIT	
CODE REVISION	
CODE REVISION	

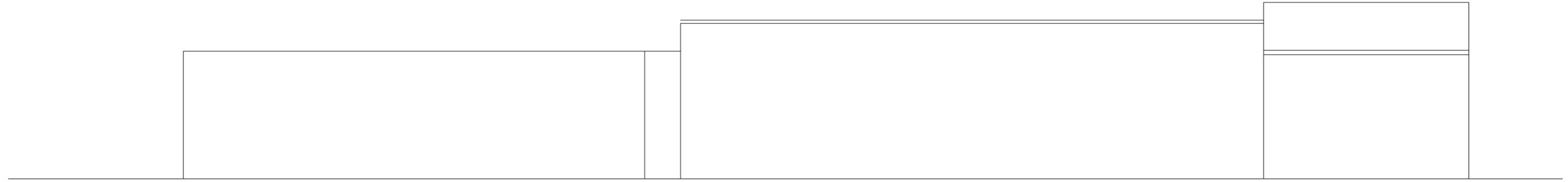
INTERIOR REMODEL
35286 TALBOT AVE
WARRENVILLE, ILLINOIS

Sheet No.
A-2
1 of

JAKL BRANDEIS ARCHITECTS LTD.
1800 W. HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH. (630) 562-3900 FAX (630) 562-2570



FRONT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"

JAKL BRANDEIS ARCHITECTS LTD.
1800 W. HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH. (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
PRELIMINARY	01-29-25
FOR PERMIT	
CODE REVISION	
CODE REVISION	

INTERIOR REMODEL
35286 TALBOT AVE
WARRENVILLE, ILLINOIS

EXHIBIT J

ENGINEERING AND REVIEW MEMO

MEMORANDUM

Date: July 15, 2025
To: Marcin Miekina
From: Kristine Hocking, P.E., CFM
Assistant Community Development Director
City of Warrenville
Re: 3S286 Talbot Avenue - Truck Repair
Engineering/SWM/Public Works Review #2
APPROVED WITH CONDITIONS

We have completed our 2nd review for the Talbot Truck Repair with regards to the DuPage County Stormwater and Flood Plain Ordinance, Warrenville's Subdivision Control and Ordinance, and Public Works requirements. We have reviewed the following documents related to this project:

1. Civil Construction Set, prepared by IngenAE, dated July 2, 2025
2. Site Plan Exhibit, prepared by IngenAE, no date.
3. Net New Impervious Exhibit, prepared by IngenAE, no date.
4. Stormwater Management Certification Application
5. Fire Truck and Semi Truck Exhibit

ENGINEERING SUMMARY

ACCESS: Current access is provided to the site on Talbot Avenue via one driveway entrance. The applicant is proposing to add an additional driveway access for truck movements.

STORMWATER DETENTION: Net new impervious is less than 25,000 square feet, thus detention is not required.

BEST MANAGEMENT PRACTICES: Net new impervious is more than 2,500 square feet, thus Post Construction Best Management practices are required. The applicant shall provide the PCBMP location and detail on the Civil set.

SPECIAL MANAGEMENT AREAS: There are no special management areas on the site.

SEWER & WATER: There is existing sanitary sewer service to the building. A new water service is proposed.

EROSION CONTROL: Erosion control measures are required for this development and are shown on the civil plans.

PERMITS: A City of Warrenville Stormwater and Flood Plain Certification is required due to the site disturbance and PCBMP requirement. City of Warrenville Building Permits will be required as each building is constructed.

SITE LIGHTING: A photometric plan was submitted. This use is considered a Low Activity use. The average foot candle is 0.73 with a mounting height of 28. The fixtures are LEDs, are within the recommended CCT levels and are full horizontal cutoff optics with flat lenses.

REVIEW COMMENTS

The reviewed documents have been stamped “APPROVED WITH CONDITIONS”. Please resubmit Civil Construction plans and a disposition of the comments following City Council action with a site development permit.

GENERAL:

1. Submit a Plat of Easement with PCBMP area noted with easement provisions with permit.

CIVIL CONSTRUCTION PLANS:

Sheet C.4 Site Info and General Details:

2. Update the flexible pavement design to meet the minimum 2.8 structural requirement. The proposed asphalt design cross section is $(1.5 \times .4 + 2.5 \times .33 + 10 \times .13) = 2.725$.
3. Upgrade the fence material (see Staff Report).

Sheet C.9 Site Grading and Utility Plan:

4. Provide more information regarding the PCBMP swale. It should not flow unrestricted. It should be designed like a rain garden with an overflow point to the ROW. The Provided Calculations have an error. It should 6 FT and not 6 SF and be 2.5 FT and not 25 SFT. See example rain garden design.
5. Update the PCBMP location to the plan and detail.

Sheet C.12 Site Landscape Plan:

1. Add trees to all of the landscaping islands at ends of parking spots along Talbot and at the southeast corner (see Staff Report).

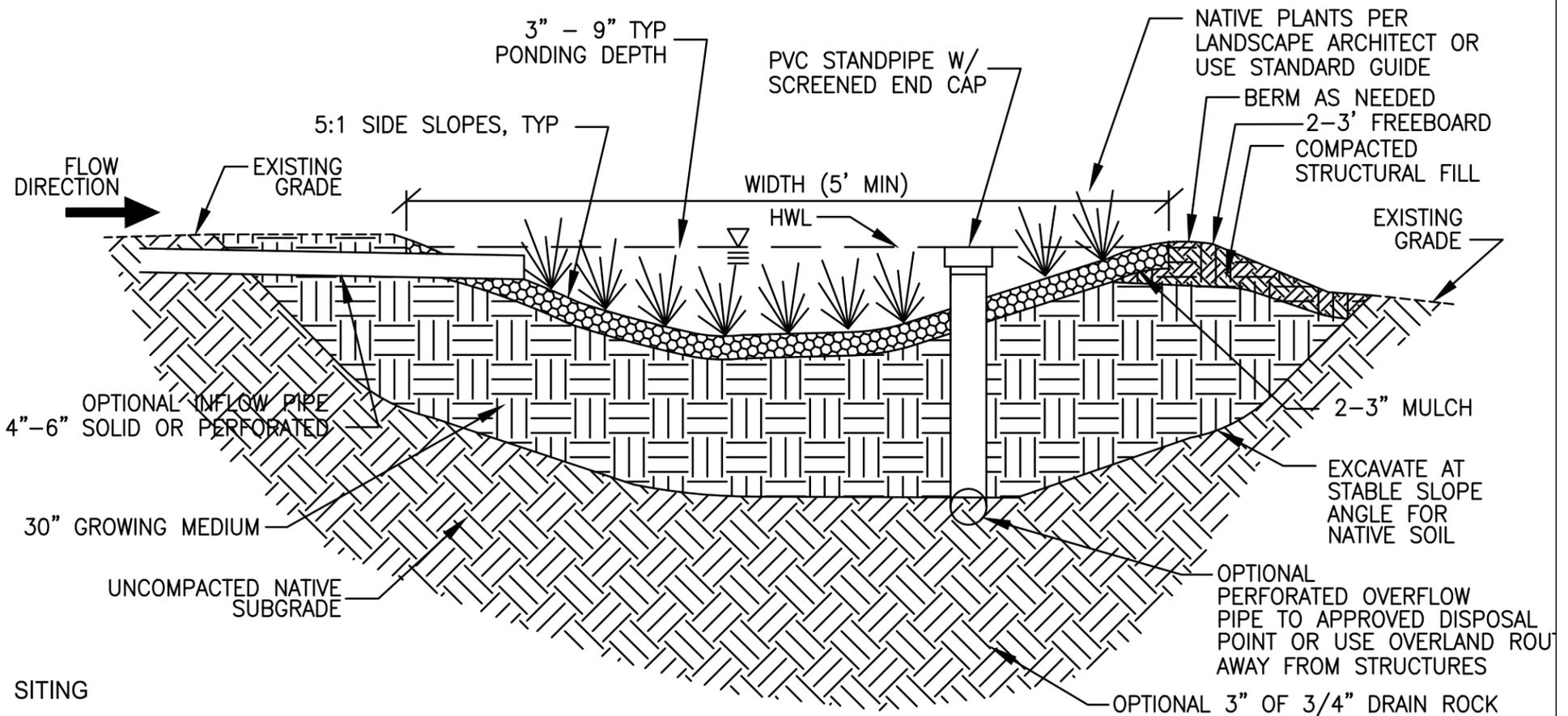
ESTIMATED FEES:

2. Submit an EOPCC. This includes improvements within the ROW (driveway, curb, water service connection), erosion control, landscaping, storm sewers and required PCBMP.
3. Stormwater Management Review Fee: \$1800.
4. Stormwater Inspection Fee: \$500.
5. Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements.

6. Development Security: 110% of the total EOPCC for Public and Stormwater Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.

ATTACHMENTS

1. Rain Garden Example



SITING

- > 10' from, and downstream of building foundations
- pre-construction slopes < 8%
- > 2' from bottom of garden to seasonal high ground water
- conveyance from upstream impervious areas
- 10' from property line
- distance from septic and well _____ft
- site in appropriate soils for infiltration

DESIGN

- ponding depth 3-9"
- 5:1 side slopes, minimum
- determine soils type, moisture availability, sun exposure
- 30" adequate growing medium, specified soil mixes or natural top soil
- consider amended soil 50% sand, 30% compost and 20% topsoil, 30" deep
- see local ordinance for sizing
- compacted structural fill prevents erosion at overflow
- direct overflow away from structures
- choose appropriate plants, especially deep-rooted native vegetation. see standard planting guides
- use plug or container grown plant material spaced 1' on center
- shredded hardwood mulch or comparable non-floatable mulch

CONSTRUCTION

- sediment control of excavation required
- perimeter control required to prevent compaction, including foot traffic
- be prepared to water new plants if needed

MAINTENANCE

- periodic inspection and weeding needed
- may take up to 3 years to establish native vegetation
- provide maintenance and operations plan
- easement, title and performance bond required

SMALL RAIN GARDEN

DUPAGE COUNTY
 EXAMPLE DETAIL
 FOR
 RAIN GARDEN
 DATE: NOVEMBER, 2016

EXHIBIT K

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Warrenville, Illinois ("**City**"):

WHEREAS, Big Timber Farms, LLC, an Illinois limited liability company ("**Owner**"), is the owner of that certain real property commonly known as 3S286 Talbot Avenue, Warrenville, Illinois ("**Property**"); and

WHEREAS, the Owner proposes to use the Industrial Building on the Property for a truck repair shop and construction equipment shop ("**Proposed Uses**"); and

WHEREAS, Ordinance No. O2025-____, adopted by the City Council on _____, 2025 ("**Ordinance**"), approved special use permit to allow a truck repair shop, a special use permit to allow a heavy industrial use in the form of the construction equipment shop on the Property, and a variance to reduce the required front yard parking setback from 30 feet to 10 feet, subject to specified conditions (collectively, the "**Requested Relief**"); and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 90 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to, accept, and consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right, provided that the notice to the Owner required by Section 5 of the Ordinance is given.

3. The Owner acknowledges and agrees that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's granting of the Special Use Permit, the Variance, or its adoption of the Ordinance, and that the City's approvals do not, and will not, in any way, be deemed to insure, the Owner against damage or injury of any kind and at any time.

4. The Owner hereby agrees to hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's adoption of the Ordinance granting the Special Use Permit and the Variance, and (c) the development, maintenance and use of the Property as authorized by the Ordinance.

[SIGNATURE PAGE FOLLOWS]

BIG TIMBER FARMS, LLC

By: _____

Its: _____

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 2025.

Notary Public